

This document updates EX/65

Additional information on sites below threshold

The information provided is not new information (apart from the 'Updated Position at November 2017' column) but summarises information already available in the Housing Background Paper Addendum 2 and Strategic Housing Land Availability Assessment (SHLAA).

The information provided in the 'Updated Position at November 2017' column is correct as at 20th November 2017. Any further updates will be reported during the hearing sessions.

The Community Infrastructure Levy (CIL) came into effect in October 2015. Where a site was granted planning permission prior to the CIL, no charges are applied. Further information on the CIL is available at the following webpage <https://www.gedling.gov.uk/cil>.

Further information on previous and current planning applications can be found at the following webpage <https://pawam.gedling.gov.uk/online-applications>.

Please note that this document is set as A3.

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	SHLAA 2017 / Housing Background Paper Addendum 2 conclusion	Updated Position at November 2017	Projected completions information from Appendix C of Housing Background Paper Addendum 2, unless indicated otherwise in the 'Updated Position' column											
								2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
6/1039	Chase Farm, Mapperley Plains	Arnold/ Mapperley	35	Greenfield land	Telephone call with landowner (July 2017)	<p>Due to the topography, it is estimated that 35 dwellings can be provided on site. Information received in 2017 indicates that the site does not need to be accessed from the Gedling Access Road (GAR) and the construction of the GAR does not have any implications for the timing for delivery of the site. Pre-application discussions took place in 2015 and were updated in late 2016. Outline application for 30-35 dwellings anticipated within the next 3-6 months and the site sold by the end of April 2018 with covenant attached to the sale of the site to ensure that there is detailed permission within 9 months and the site complete within 24 months (18 dwellings per year).</p> <p><u>Additional information:-</u> Site ownership: Nottingham City Council. Viability: Moderate market strength and CIL zone 2. Constraints:</p> <ul style="list-style-type: none">• Coal Mining Development – Low Risk Area• Adjacent to Tree Preservation Orders• Agricultural land grade 3• Adjacent to Gedling Country Park <p>S106 requirements: Open space, affordable housing, education and health.</p>	No change.	0	0	18	17	0	0	0	0	0	0	0	0

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								2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/1034	Derwent Crescent	Arnold/ Mapperley	9	Brownfield land	SHLAA consultation response 2017	<p>The owners are interested in selling the garage area for housing development and the site has potential to deliver 9 homes with construction of the site to start in 2020/21 with anticipated completion in 2021/22. Information from the SHLAA 2017 consultation states that a pre-application has been submitted.</p> <p><u>Additional information:-</u> Site ownership: Private landowners. Viability: Strong market strength and CIL zone 1. Constraints: <ul style="list-style-type: none">Coal Mining Development – Low Risk AreaS106 requirements: Site below thresholds for s106 requirements.</p>	No change.	0	0	0	0	9	0	0	0	0	0	0
6/802	Oakdale Road (194, 196, 198, 200 and 202, Land To the Rear Of)	Carlton	12	Greenfield land	Council assumptions based on telephone call with developer/ landowner (May 2017)	<p>Planning permission (2013/0253) for 5 dwellings lapsed in September 2016. Planning application (2016/0726) for 12 dwellings submitted in June 2016 and is currently being determined. The site boundary has been amended in 2017 to incorporate the 2016/0726 planning application. Assume the application will be granted during 2017/18 and developer/landowner has since confirmed that the site will be delivered 3 years after permission is granted.</p> <p><u>Additional information:-</u> Site ownership: Developer. Viability: Moderate market strength and CIL zone 1. Constraints: <ul style="list-style-type: none">Coal Mining Development – Low Risk AreaS106 requirements: No open space or affordable housing as site is below 0.4 ha and 15 dwellings thresholds respectively. County requirements may be required e.g. health and education.</p>	<p>Planning application was considered at Planning Committee on 21 December 2016 with a resolution to grant planning permission.</p> <p>The application is pending approval subject to the successful completion of a s106 agreement.</p>	0	0	0	6	6	0	0	0	0	0	0
6/797	Warren Hill Community Church	Bestwood St Albans	6	Brownfield land	Council assumptions based on telephone call with landowner (May 2017)	<p>Planning permission (2013/0555) lapsed in August 2016. Planning application (2017/0557) for 6 dwellings was submitted in August 2017 and is currently being determined. Assume the application will be granted during 2017/18 and the site deliverable from 2021/22 onwards.</p> <p><u>Additional information:-</u> Site ownership: Private landowner. Viability: Moderate market strength and CIL zone 1. Constraints: <ul style="list-style-type: none">Coal Mining Development – Low Risk AreaS106 requirements: No open space or affordable housing as site is below 0.4 ha and 15 dwellings thresholds respectively. County requirements may be required e.g. health and education.</p>	Planning application will be determined under delegated authority.	0	0	0	0	6	0	0	0	0	0	0

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								2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/229	Westdale Lane East (72-74)	Carlton	12	Brownfield land	Telephone call with developer/ landowner (June 2017)	<p>Planning permission (2010/0200) lapsed in May 2013. Planning application (2017/0157) for 12 apartments submitted on 3 February 2017 and is currently being determined. Assume the application will be granted during 2017/18. Information received in 2017 indicates that the landowner has confirmed that development will commence in September/ October 2017 and should be completed mid 2018.</p> <p><u>Additional information:-</u> Site ownership: Developer. Viability: Moderate market strength and CIL zone 1. Constraints: <ul style="list-style-type: none">Coal Mining Development – Low Risk AreaSurface Water Flooding – LowS106 requirements: No open space as site is below 0.4 ha threshold. Affordable housing required. County requirements may be required e.g. health and education.</p>	<p>Planning permission for 10 apartments (2017/0157) granted on 19 October 2017.</p> <p>Projected completions column has been updated to reflect the reduced number of dwellings.</p>	65	65	0	0	0	0	0	0	0	0	0